144.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	711,600 / 711,600
					USE VALUE:	711,600 / 711,600
					ASSESSED:	711,600 / 711,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
138		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOMES JOAO G &
Owner 2:	CONNELLY DAWN M
Owner 3:	
Street 1:	138 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	THOMPSON JAMES B -
Owner 2:	THOMPSON HELGA -
Street 1:	138 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,595 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1677 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4595.000	261,900	3,400	446,300	711,600
Total Card	0.105	261,900	3,400	446,300	711,600
Total Parcel	0.105	261,900	3,400	446,300	711,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.39 | /Parcel: 424.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 93865

GIS Ref

GIS Ref

Insp Date 12/16/17

!11215!

PREVIOUS ASSESSMENT

Parcel ID 144.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,900	3400	4,595.	446,300	711,600	711,600	Year End Roll	12/18/2019
2019	101	FV	209,300	3400	4,595.	418,400	631,100	631,100	Year End Roll	1/3/2019
2018	101	FV	208,300	3400	4,595.	345,900	557,600	557,600	Year End Roll	12/20/2017
2017	101	FV	208,300	3400	4,595.	318,000	529,700	529,700	Year End Roll	1/3/2017
2016	101	FV	208,300	3400	4,595.	290,100	501,800	501,800	Year End	1/4/2016
2015	101	FV	203,000	3400	4,595.	284,500	490,900	490,900	Year End Roll	12/11/2014
2014	101	FV	203,000	3400	4,595.	264,400	470,800	470,800	Year End Roll	12/16/2013
2013	101	FV	203,000	3400	4,595.	251,600	458,000	458,000		12/13/2012

PRINT

Date	Time
12/11/20	01:24:36

LAST REV

Date	Time
03/21/18	12:13:28

apro

11215

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THOMPSON JAMES	42705-548		9/14/2004		580,000	No	No		
	13714-200		6/1/1979		68,900	No	No		Y

USER DEFINED

Prior Id # 1:	93865
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2015	1471	Re-Roof	13,750					

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	Meas/Inspect	HS	Hanne S
1/28/2009	Meas/Inspect	336	PATRIOT
2/5/2000	Inspected	197	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	256	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4595		Sq. Ft.	Site		0	80.	1.21	9									446,281						446,300	

Total AC/HA:	0.10549	Total SF/SM:	4595	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	446,281	Spl Credit		Total:	446,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34628642
Const Adj.:	0.98990101
Adj $ / SQ:	166.586
Other Features:	70200
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	379495
Depreciation:	117643
Depreciated Total:	261852

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

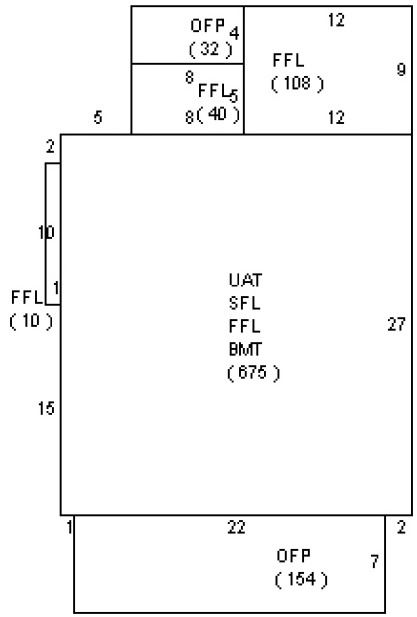
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.59
Special Features:	0	Val/Su Net:	103.19
Final Total:	261900	Val/Su SzAd	173.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	833	166.590	138,766
BMT	Basement	675	49.980	33,734
SFL	Second Floor	675	166.590	112,446
OFP	Open Porch	186	25.110	4,671
UAT	Upper Attic	169	116.610	19,678

Net Sketched Area:	2,538			Total:	309,295
Size Ad	1508	Gross Are	3044	FinArea	1677

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1940	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400